WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James H. McConkey	~~[illegible]~~	Map 86
9117 Hwy. 52	Nations Bank	Group 10
Portland, Tn. 37148	P.O. Box 353	Parcel37
	Louisville, Ky. 40201-0353	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

James H. McConkey
Affiant

Subscribed and sworn to before me this 20th day of October, 1992.

Notary Public

My Commission Expires: March 26, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, including the assumption by the Grantees of a Deed of Trust Note secured by an instrument of record in Book 5522, Page 655, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, We, Jess Shearin and wife, Carolyn, referred to hereinafter as Grantors, have bargained and sold, and by these presents do transfer and convey unto James H. McConkey, a single person, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Chapelwood Section 2, of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jess S. Shearin by deed from John Christopher Frongillo and wife, Shaun Frongillo, of record in Book 8120, page 997, said Register's Office.

This conveyance is subject to the following:

1. The Plan of record in Book 5200, page 83, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Magnum Drive and a 10 foot easement for public utility and drainage purposes along the back corner line of said lot, a 10 foot minimum building setback line from Albee Drive and a 2.5 x 25 foot utility anchor easement located on the northwest front corner of said lot.

2. Survey of 10-20-79 by John Kohl shows a 10 foot public

utility and drainage easement located along the rear line and a 2.5 x 25 foot utility anchor easement located on the northwest front corner of said lot.

3. Declaration of Covenants, Conditions, Restrictions, Easements, and Liens of record in Book 5333, page 315, as amended in Book 6234, page 193, said Register's Office.

This is improved property known as 3533 -3535 Magnum Drive, Hermitage, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth above.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of October, 1992.

Jess S. Shearin

Carolyn Shearin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of October, 1992, before me personally appeared Jess S. Shearin and wife, Carolyn Shearin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 20th day of October, 1992.

Notary Public

My Commission Expires:
March 26, 1994

565 17.

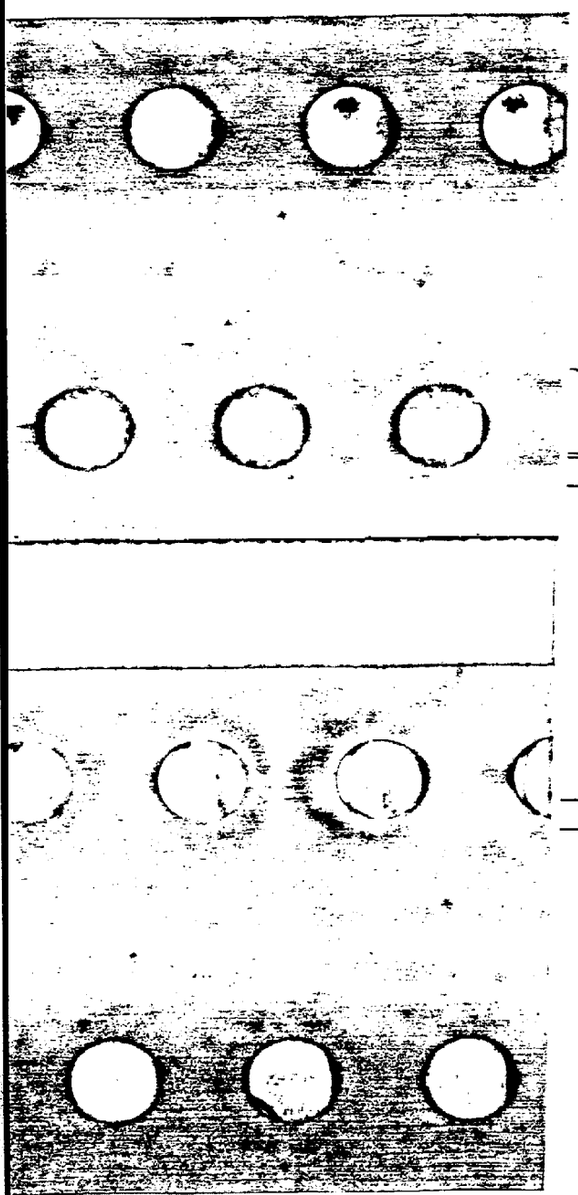
IDENTIFICATION REFERENCE

Oct 20 1 20 PM '92

WILLIAM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

2590 10/20 0101 03CHECK 184.75



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8762 PAGE 257

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 47500.00
				CON TX 175.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 184.75
				CHECK 184.75
			10/20/92 01	13:21 0001 2590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5,651.7.

IDENTIFI REFERENCE

OCT 20 1 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582053